

**FOR  
SALE/LEASE**

**1216 E Bethany Dr  
Allen, TX 75002**

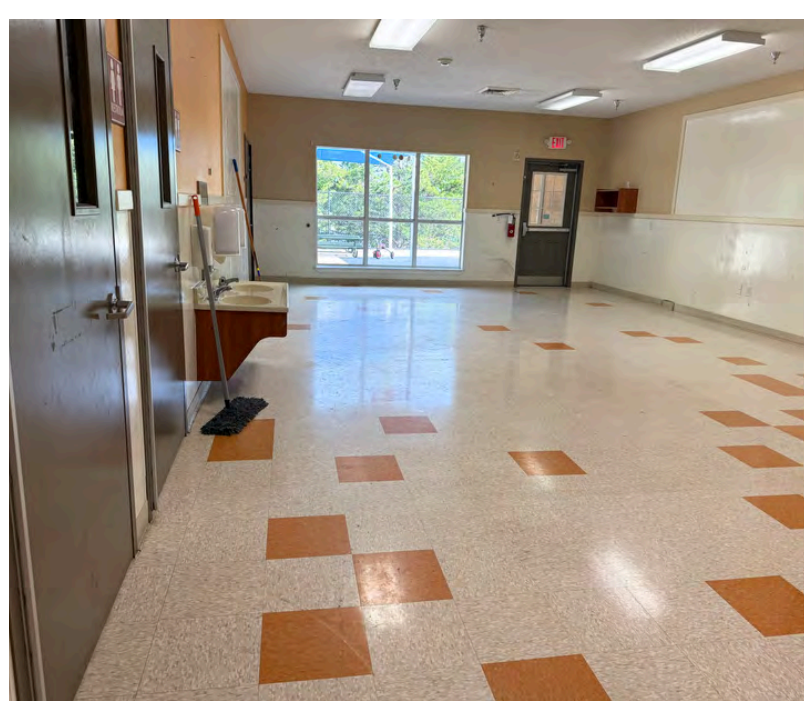
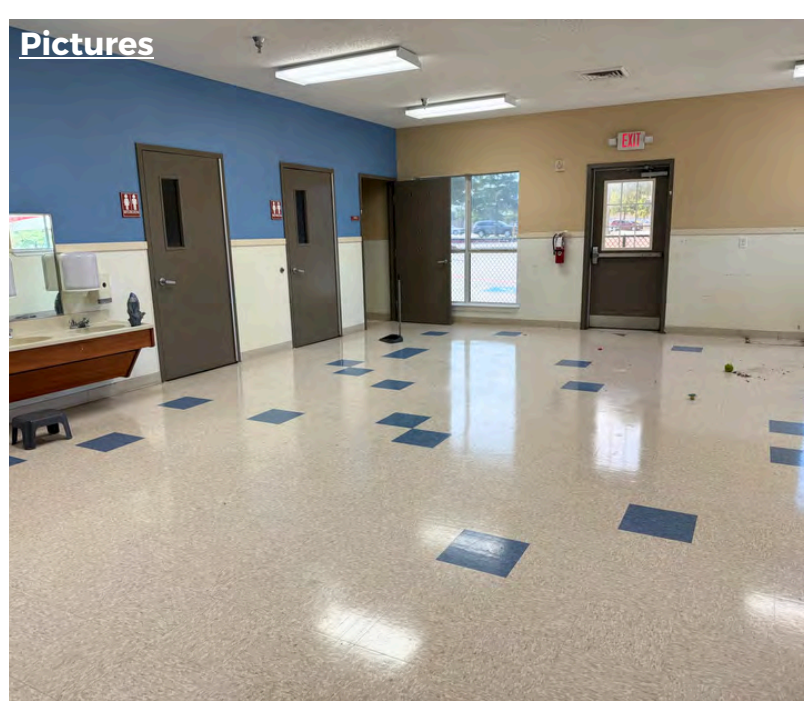


- Asking - \$3,676,725
- Asking- \$30/sqft + NNN
- Building size- 11,313 sqft
- Lot Size- 1.59 acres approx.
- Year Built- 2008
- Last licensed capacity- 150
- 11 Classrooms, Office, Commercial Kitchen, Reception, large Playground
- Avg. Household Income of \$150,000+ in the 1-mile radius
- Located in an established area of East Allen
- Easy access from Hwy 75

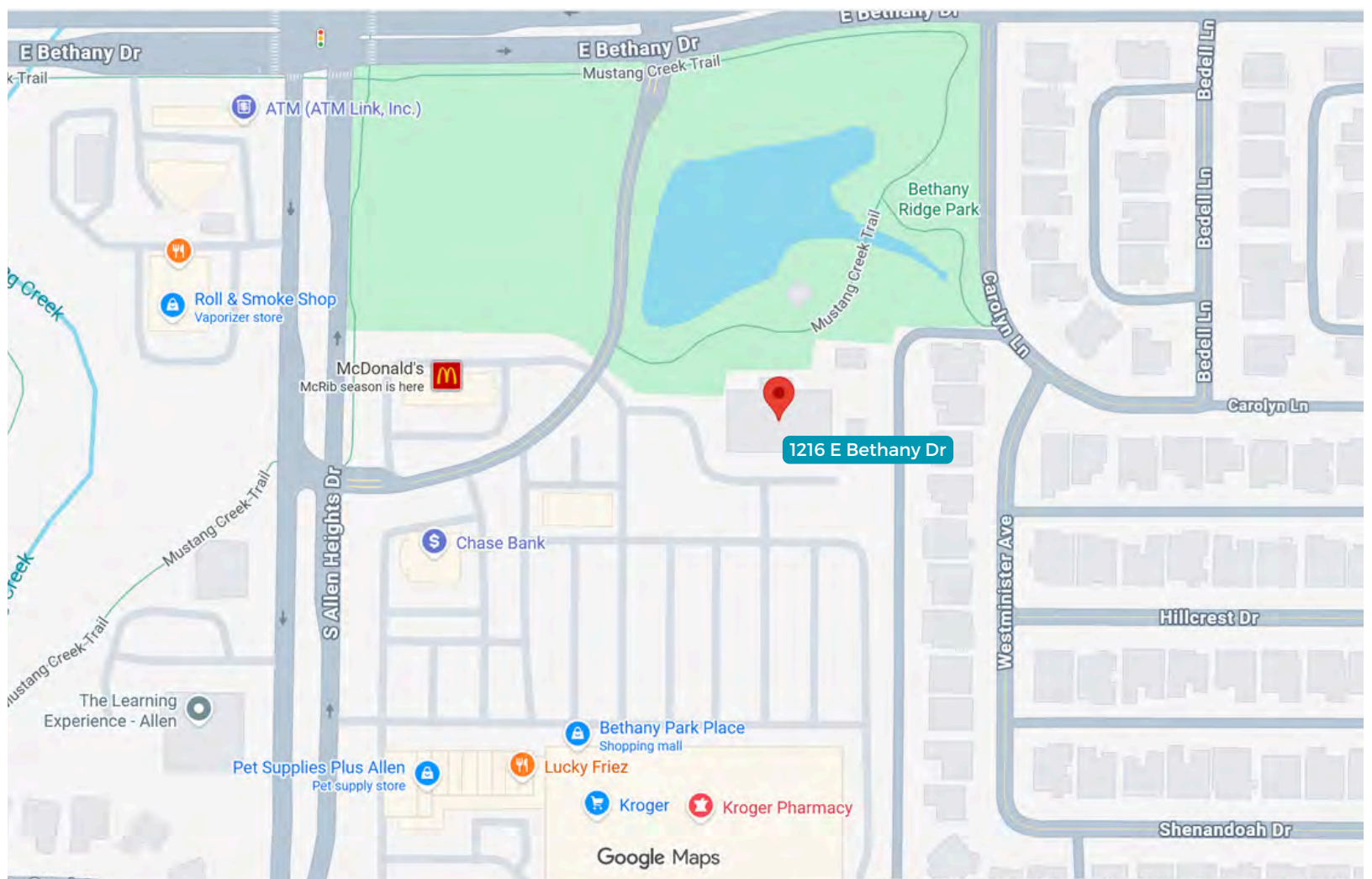
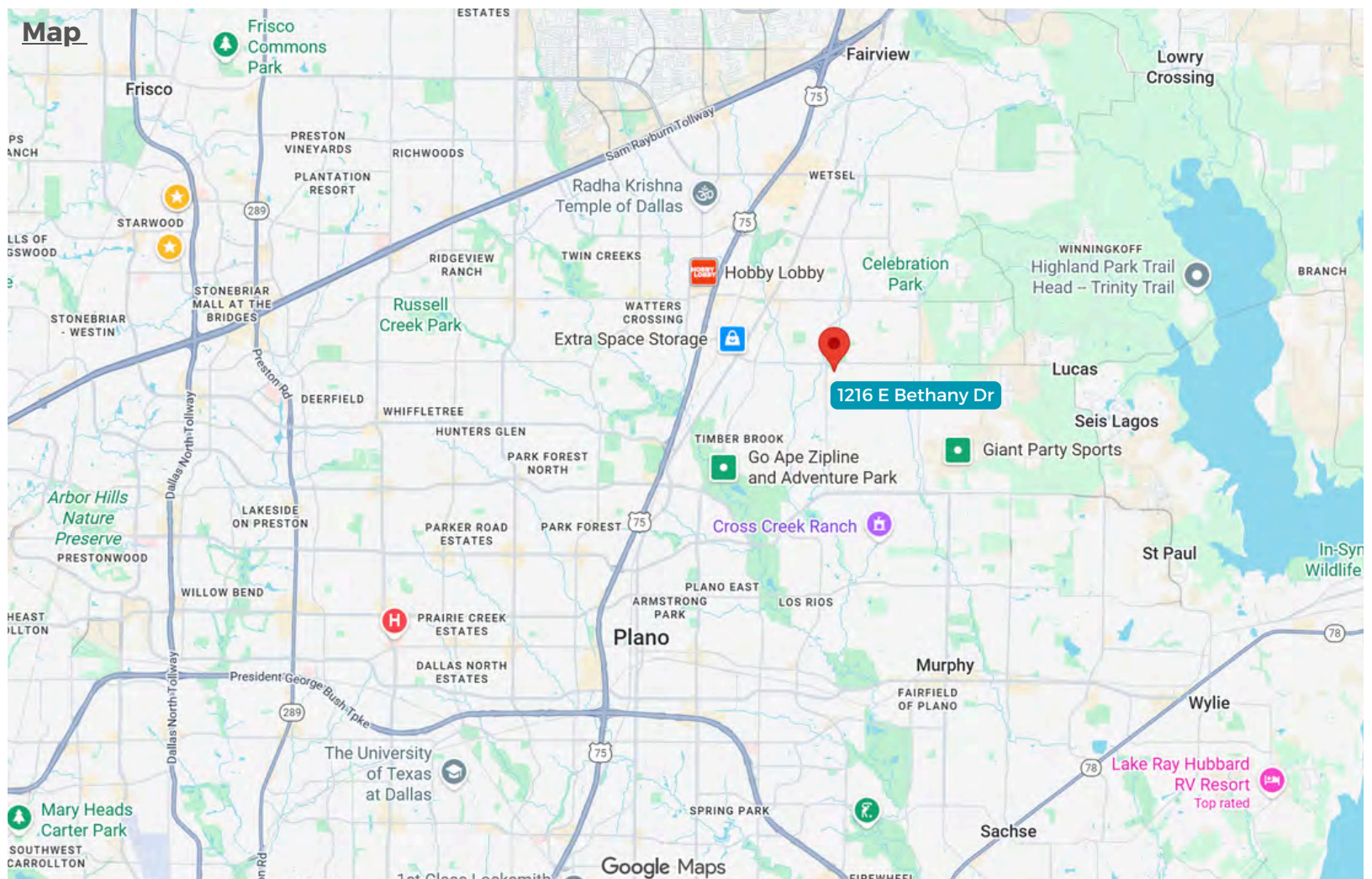


**Neal Agrawal  
972-804-0742  
dfwneal@gmail.com  
Crest Real Estate Advisors  
www.preschoolexchange.com**

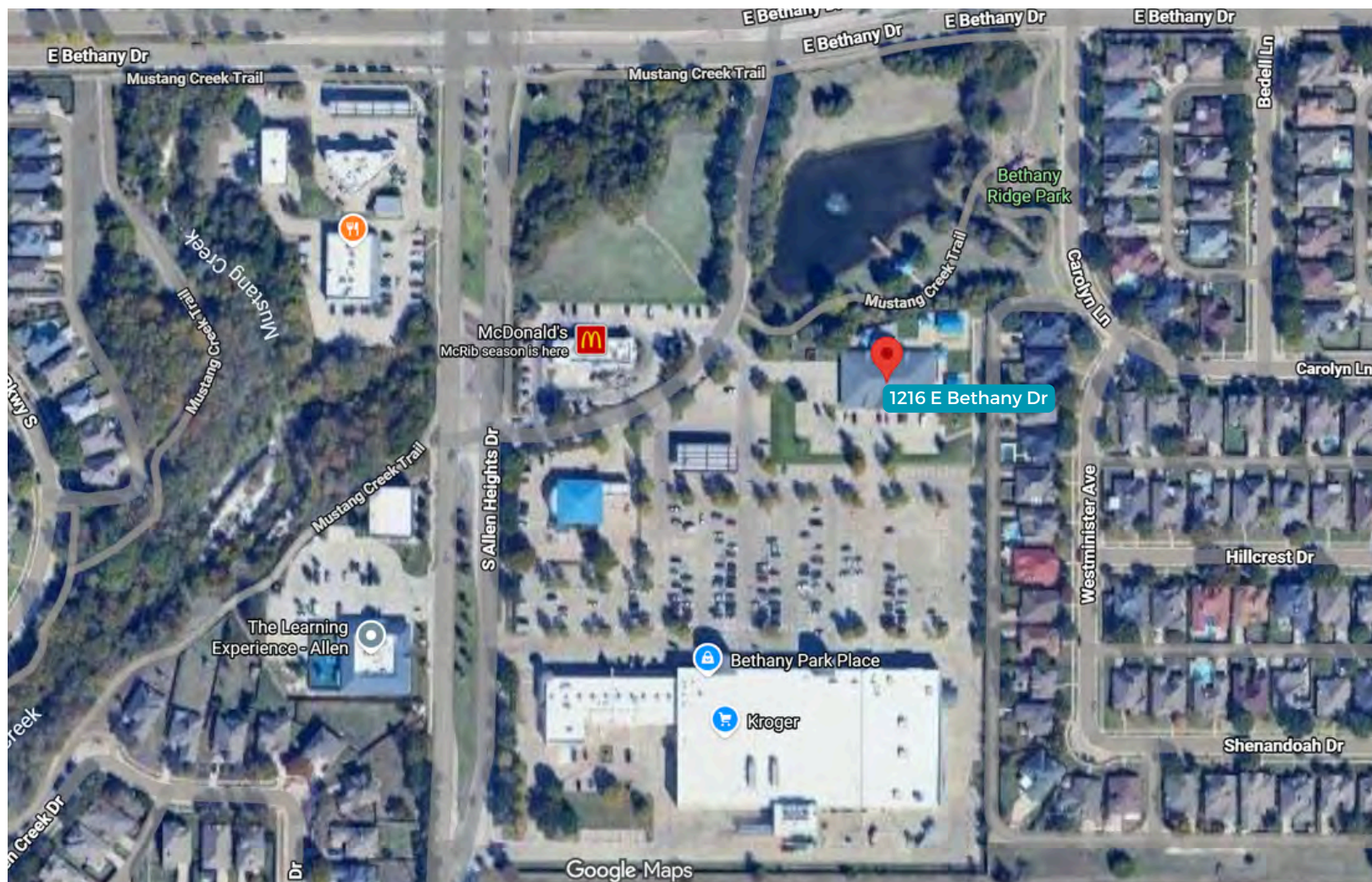
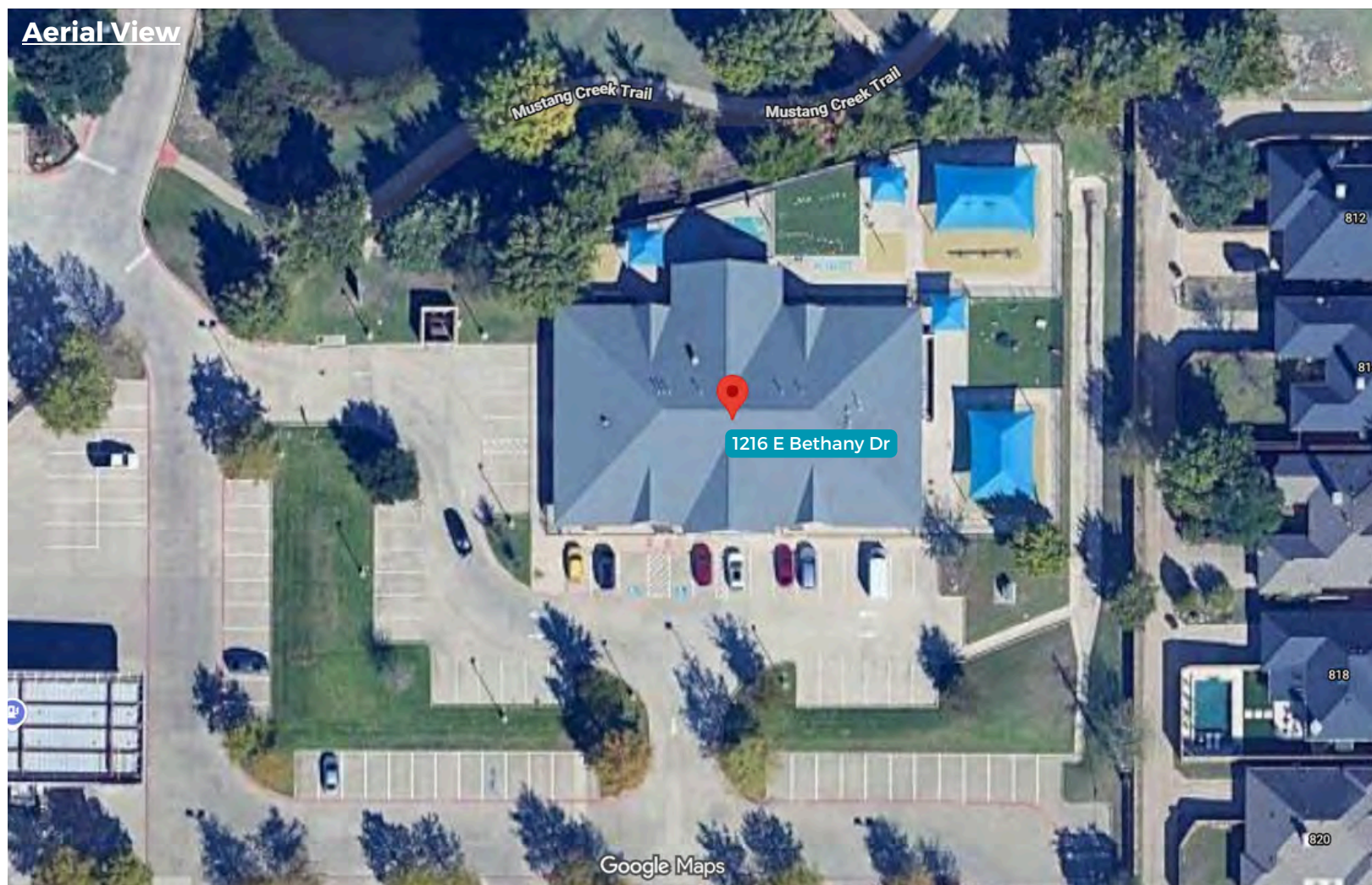
Pictures

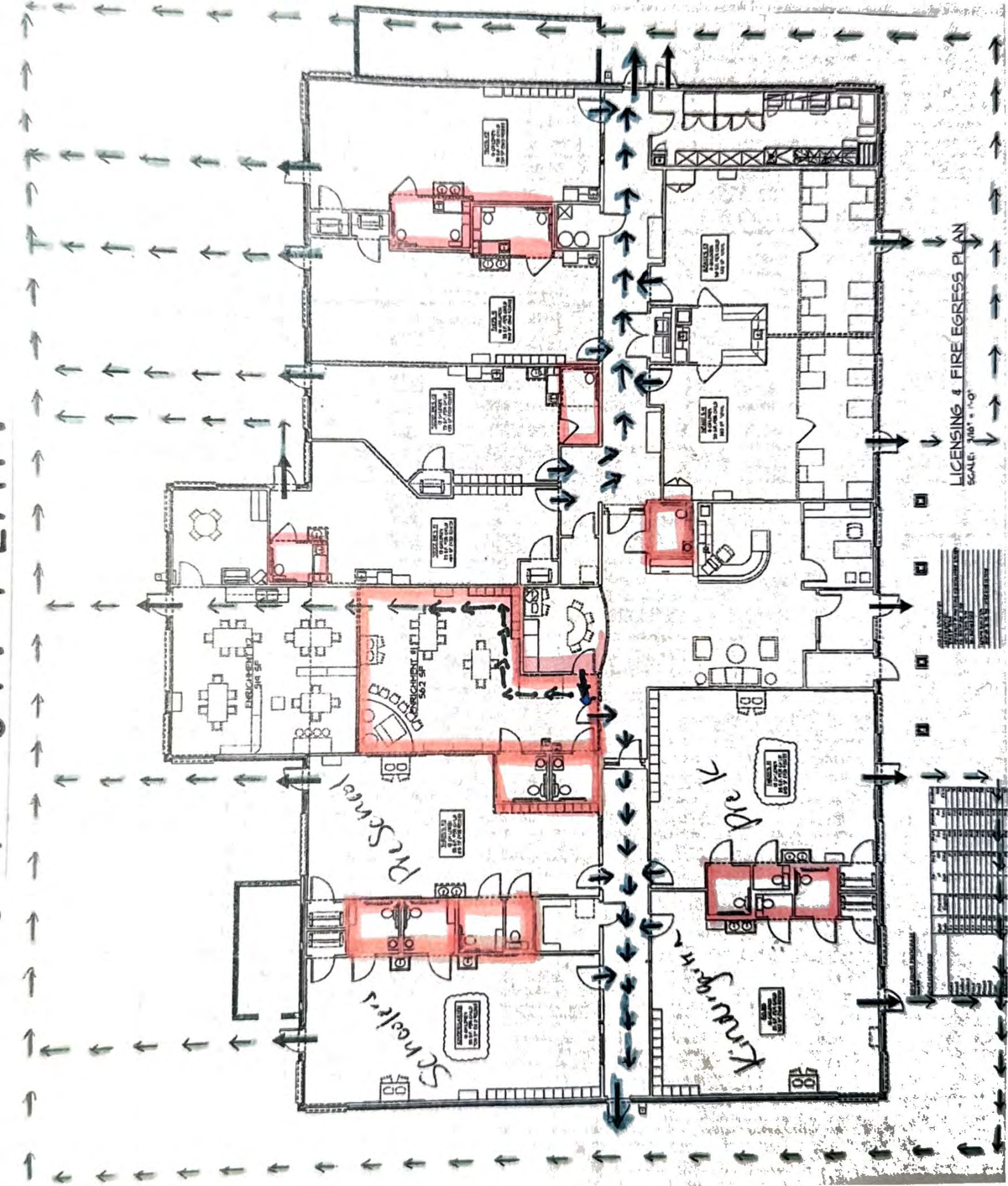






**Aerial View**





LICENSING & FIRE EGRESS PLAN  
SCALE: 3/16" = 1'-0"

DATE: 10/15/2011  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
SCALE: 3/16" = 1'-0"

Schoolers

Pre School

Kindergarten

7

ENGLISH 2  
514 SF

ENGLISH 1  
502 SF

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

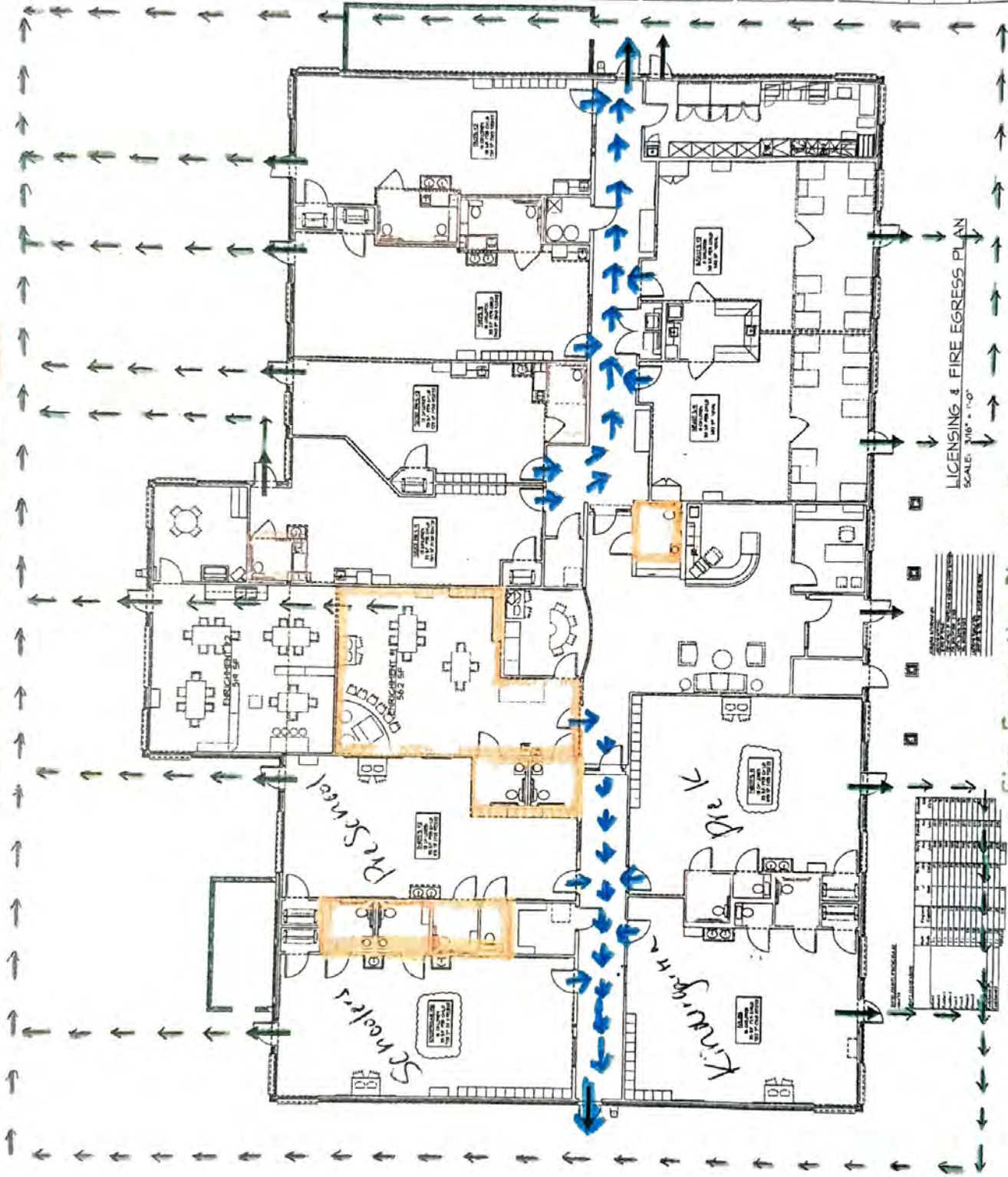
TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE

TABLES  
10 PLACES  
AS PER CODE



Designated Severe Weather Areas in Pink



CONSTRUCTION SET

Fire Evacuation Plan in Green  
Meet at the NE corner of the playground

Secondary Fire Evacuation Plan in Blue

<p>Knowledge Beginnings          600 NE HOLMSTAD STREET          PORTLAND, OREGON 97232          503.255.1111          www.knowledgebeginnings.com</p>	<p>Children's Design Group          1710 NE FISH          PORTLAND, OREGON 97232          503.255.1111          www.childrensdesign.com</p>		<p>THE ARCHITECT          ALLAN HENNINGSON &amp;          ALLAN HENNINGSON          ALLAN HENNINGSON</p>	<p>Building Name          TK-4-03</p>	<p>Project Name          LICENSING &amp;          FIRE EGRESS PLAN</p>	<p>Sheet No.          A-13</p>	<p>Scale          1/8" = 1'-0"</p>
--	---	--	--	---	--	------------------------------------	--

# Demographic and Income Profile

1216 E Bethany Dr, Allen, Texas, 75002



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	14,201	14,065	13,959
Total Households	4,603	4,675	4,708
Family Households	3,826	3,790	3,778
Average Household Size	3.07	2.99	2.95
Owner Occupied Housing Units	3,799	3,895	3,992
Renter Occupied Housing Units	804	780	715
Median Age	38.6	39.5	39.4

Trends 2025 - 2030	Area	State	National
Population	-0.2%	1.1%	0.4%
Households	0.1%	1.4%	0.6%
Family Population	-0.1%	1.3%	0.5%
Owner Occupied Housing Units	0.5%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	766	5.4%	747	5.3%	750	5.4%
5-9	1,002	7.1%	843	6.0%	788	5.7%
10-14	1,132	8.0%	989	7.0%	839	6.0%
15-19	1,200	8.4%	946	6.7%	839	6.0%
20-24	837	5.9%	934	6.6%	734	5.3%
25-29	639	4.5%	1,026	7.3%	1,129	8.1%
30-34	814	5.7%	763	5.4%	1,185	8.5%
35-39	978	6.9%	864	6.1%	820	5.9%
40-44	1,024	7.2%	978	7.0%	865	6.2%
45-49	1,125	7.9%	956	6.8%	915	6.5%
50-54	1,131	8.0%	1,054	7.5%	881	6.3%
55-59	1,109	7.8%	1,022	7.3%	944	6.8%
60-64	860	6.1%	980	7.0%	914	6.5%
65-69	622	4.4%	750	5.3%	858	6.2%
70-74	403	2.8%	519	3.7%	627	4.5%
75-79	255	1.8%	322	2.3%	418	3.0%
80-84	171	1.2%	207	1.5%	255	1.8%
Age 85+	133	0.9%	164	1.2%	199	1.4%

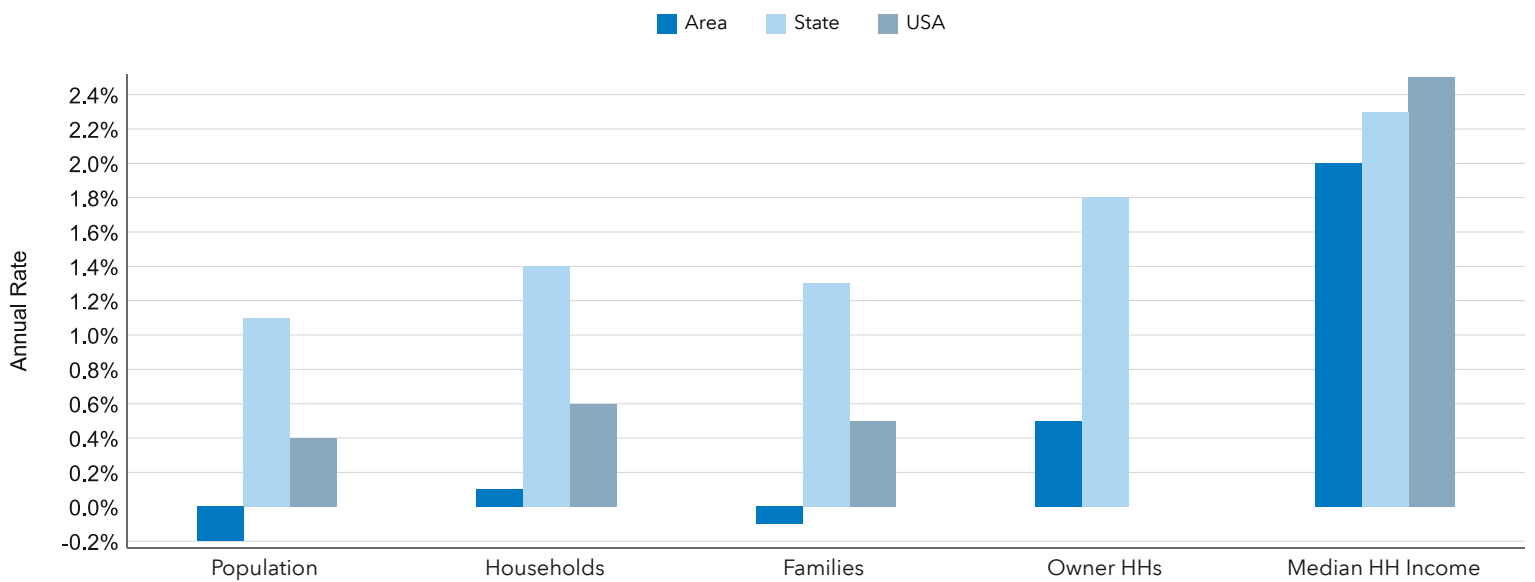
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	180	3.9%	146	3.1%
\$10,000-14,999	18	0.4%	14	0.3%
\$15,000-19,999	26	0.6%	18	0.4%
\$20,000-24,999	32	0.7%	24	0.5%
\$25,000-29,999	34	0.7%	26	0.6%
\$30,000-34,999	48	1.0%	37	0.8%
\$35,000-39,999	28	0.6%	22	0.5%
\$40,000-44,999	68	1.4%	54	1.1%
\$45,000-49,999	62	1.3%	51	1.1%
\$50,000-59,999	163	3.5%	138	2.9%
\$60,000-74,999	464	9.9%	394	8.4%
\$75000-99999	643	13.8%	589	12.5%
\$100,000-124,999	468	10.0%	446	9.5%
\$125,000-149,999	517	11.1%	527	11.2%
\$150000-199999	894	19.1%	989	21.0%
\$200,000-249,999	391	8.4%	463	9.8%
\$250,000-299,999	219	4.7%	269	5.7%
\$300,000-399,999	217	4.6%	267	5.7%
\$400,000-499,999	26	0.6%	24	0.5%
\$500,000+	177	3.8%	210	4.5%
Median Household Income	\$129,218	-	\$142,765	-
Average Household Income	\$154,955	-	\$170,030	-
Per Capita Income	\$51,391	-	\$57,250	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,079	56.9%	7,243	51.5%	6,668	47.8%
Black Alone	1,581	11.1%	1,709	12.2%	1,724	12.3%
American Indian	102	0.7%	91	0.7%	86	0.6%
Asian Alone	1,965	13.8%	2,494	17.7%	2,842	20.4%
Pacific Islander	12	0.1%	12	0.1%	12	0.1%
Some Other Race	690	4.9%	696	5.0%	735	5.3%
Two or More Races	1,771	12.5%	1,820	12.9%	1,891	13.6%
Hispanic (Any Race)	2,151	15.2%	2,164	15.4%	2,284	16.4%

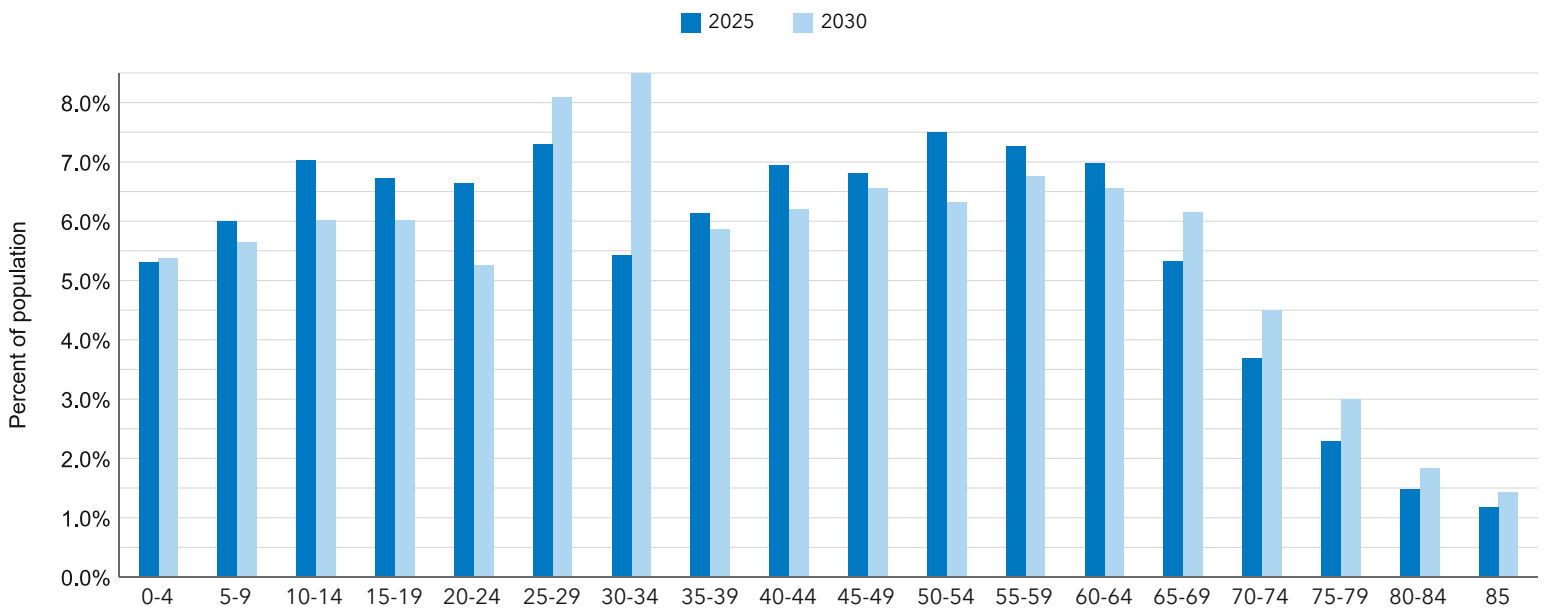
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



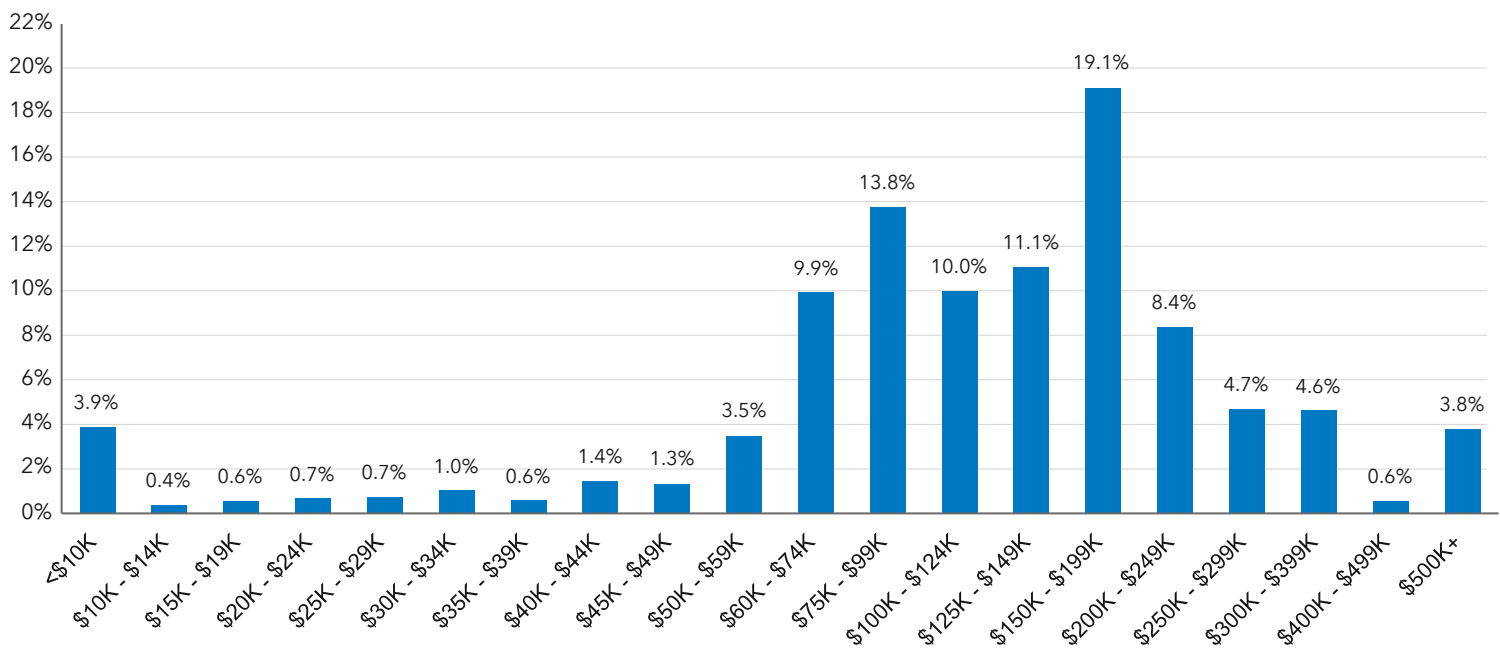
## Population by Age



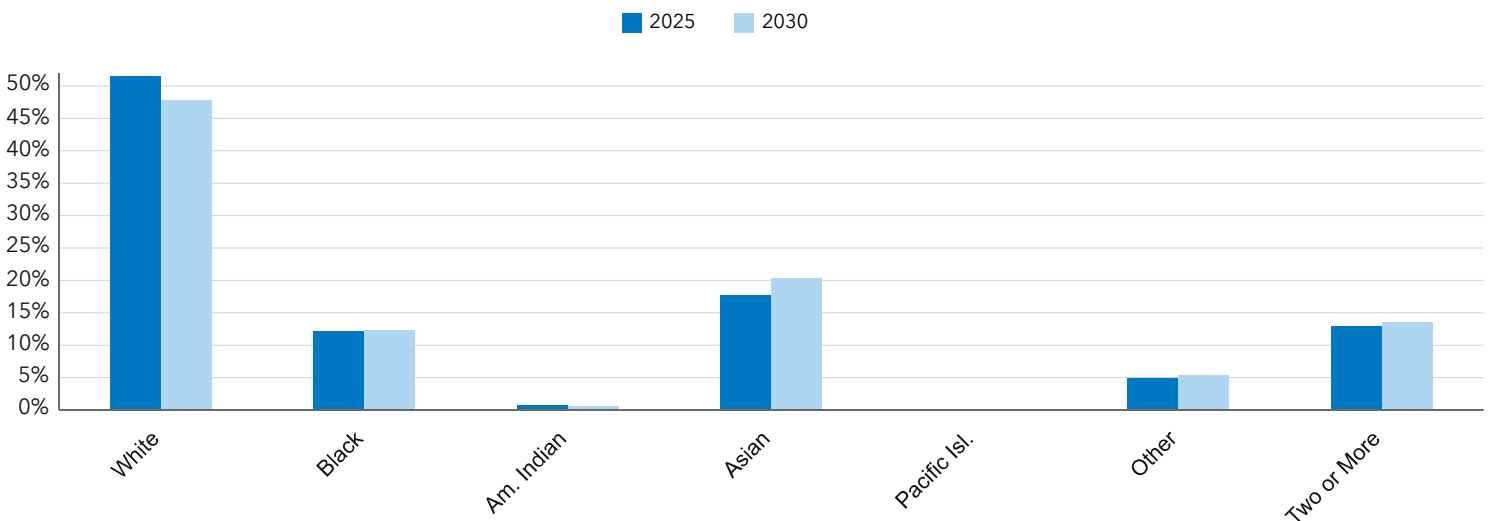
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

1216 E Bethany Dr, Allen, Texas, 75002



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	75,329	80,335	83,928
Total Households	25,637	28,393	30,347
Family Households	20,164	21,377	22,443
Average Household Size	2.93	2.82	2.75
Owner Occupied Housing Units	18,034	19,095	20,173
Renter Occupied Housing Units	7,603	9,298	10,174
Median Age	38.1	38.6	38.7

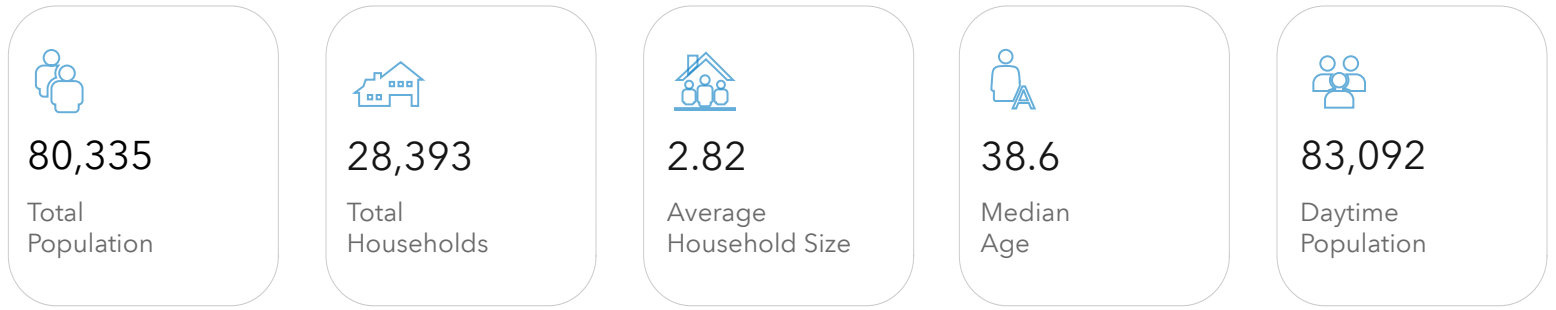
Trends 2025 - 2030	Area	State	National
Population	0.9%	1.1%	0.4%
Households	1.3%	1.4%	0.6%
Family Population	1.0%	1.3%	0.5%
Owner Occupied Housing Units	1.1%	1.8%	0.0%
Median Household Income	1.8%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,114	5.5%	4,296	5.3%	4,541	5.4%
5-9	5,153	6.8%	4,863	6.0%	4,697	5.6%
10-14	6,237	8.3%	5,410	6.7%	5,087	6.1%
15-19	6,322	8.4%	5,642	7.0%	4,953	5.9%
20-24	4,507	6.0%	5,587	7.0%	5,132	6.1%
25-29	3,812	5.1%	5,846	7.3%	6,807	8.1%
30-34	4,406	5.8%	4,887	6.1%	6,748	8.0%
35-39	5,094	6.8%	5,109	6.4%	5,428	6.5%
40-44	5,519	7.3%	5,501	6.8%	5,387	6.4%
45-49	6,176	8.2%	5,520	6.9%	5,485	6.5%
50-54	5,663	7.5%	6,091	7.6%	5,369	6.4%
55-59	5,354	7.1%	5,402	6.7%	5,642	6.7%
60-64	4,146	5.5%	4,983	6.2%	4,919	5.9%
65-69	3,144	4.2%	3,883	4.8%	4,574	5.5%
70-74	2,300	3.0%	2,873	3.6%	3,497	4.2%
75-79	1,488	2.0%	2,043	2.5%	2,540	3.0%
80-84	983	1.3%	1,279	1.6%	1,718	2.0%
Age 85+	911	1.2%	1,121	1.4%	1,405	1.7%

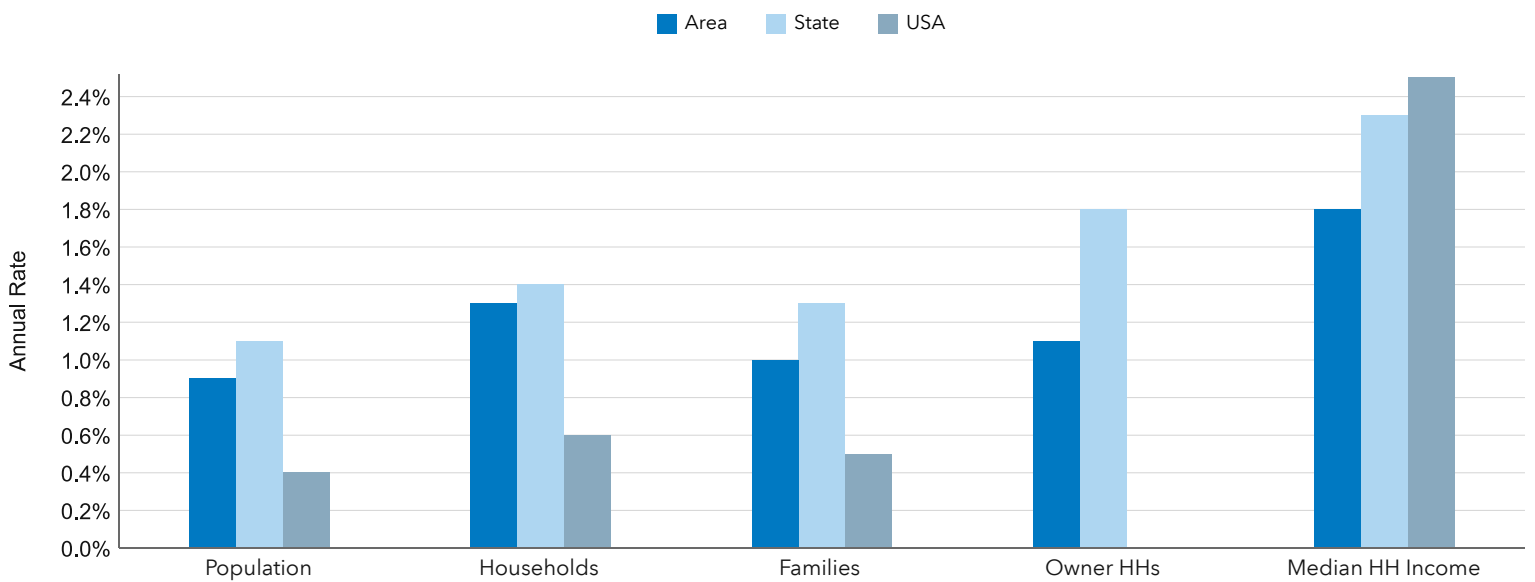
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	770	2.7%	683	2.3%
\$10,000-14,999	170	0.6%	147	0.5%
\$15,000-19,999	293	1.0%	233	0.8%
\$20,000-24,999	401	1.4%	328	1.1%
\$25,000-29,999	517	1.8%	433	1.4%
\$30,000-34,999	375	1.3%	339	1.1%
\$35,000-39,999	533	1.9%	499	1.6%
\$40,000-44,999	582	2.0%	525	1.7%
\$45,000-49,999	563	2.0%	500	1.6%
\$50,000-59,999	1,356	4.8%	1,276	4.2%
\$60,000-74,999	2,347	8.3%	2,256	7.4%
\$75000-99999	3,486	12.3%	3,485	11.5%
\$100,000-124,999	2,926	10.3%	3,108	10.2%
\$125,000-149,999	2,866	10.1%	3,054	10.1%
\$150000-199999	4,337	15.3%	4,910	16.2%
\$200,000-249,999	2,535	8.9%	3,154	10.4%
\$250,000-299,999	1,515	5.3%	1,950	6.4%
\$300,000-399,999	1,461	5.2%	1,891	6.2%
\$400,000-499,999	174	0.6%	159	0.5%
\$500,000+	1,183	4.2%	1,418	4.7%
Median Household Income	\$123,711	-	\$134,972	-
Average Household Income	\$154,776	-	\$168,168	-
Per Capita Income	\$55,050	-	\$61,203	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41,584	55.2%	39,639	49.3%	38,298	45.6%
Black Alone	8,766	11.6%	10,177	12.7%	10,836	12.9%
American Indian	463	0.6%	432	0.5%	437	0.5%
Asian Alone	12,494	16.6%	17,071	21.3%	20,097	23.9%
Pacific Islander	41	0.1%	42	0.1%	43	0.1%
Some Other Race	3,595	4.8%	3,823	4.8%	4,226	5.0%
Two or More Races	8,385	11.1%	9,150	11.4%	9,990	11.9%
Hispanic (Any Race)	10,920	14.5%	11,700	14.6%	12,934	15.4%

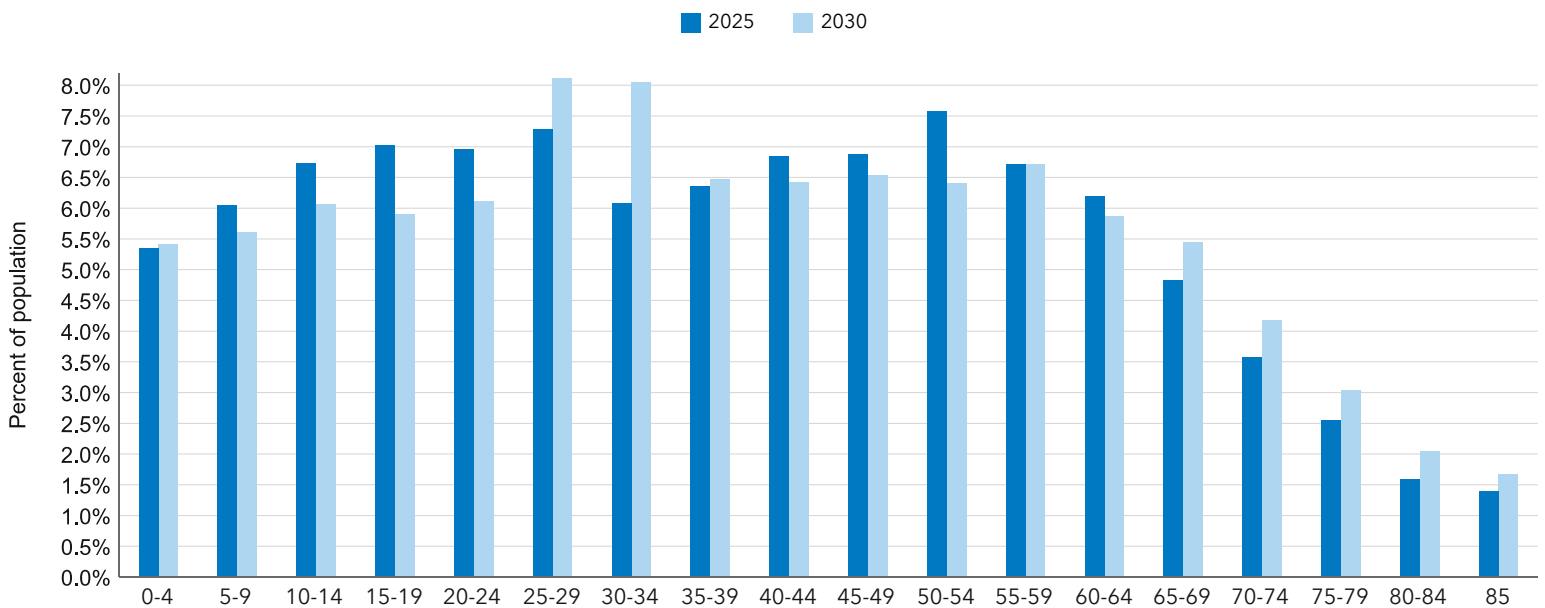
## Key Indicators for 2025



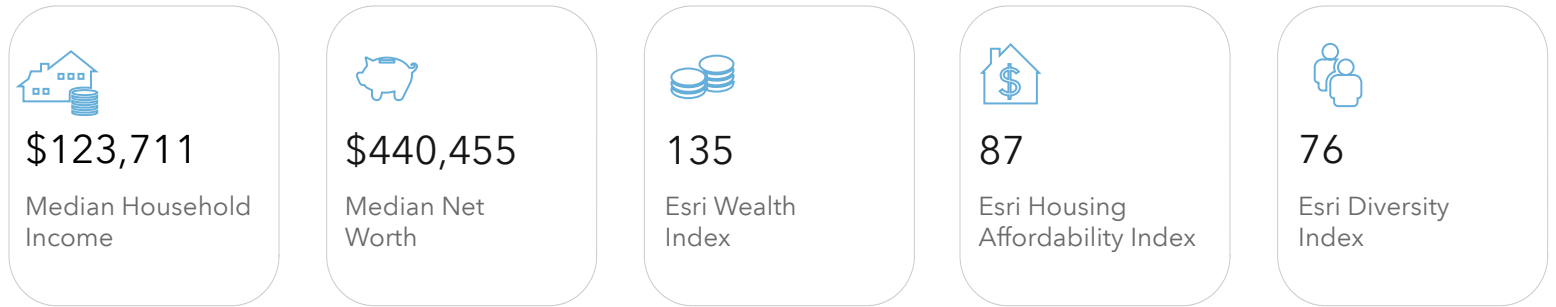
## Trends: 2025 - 2030 Annual Rate



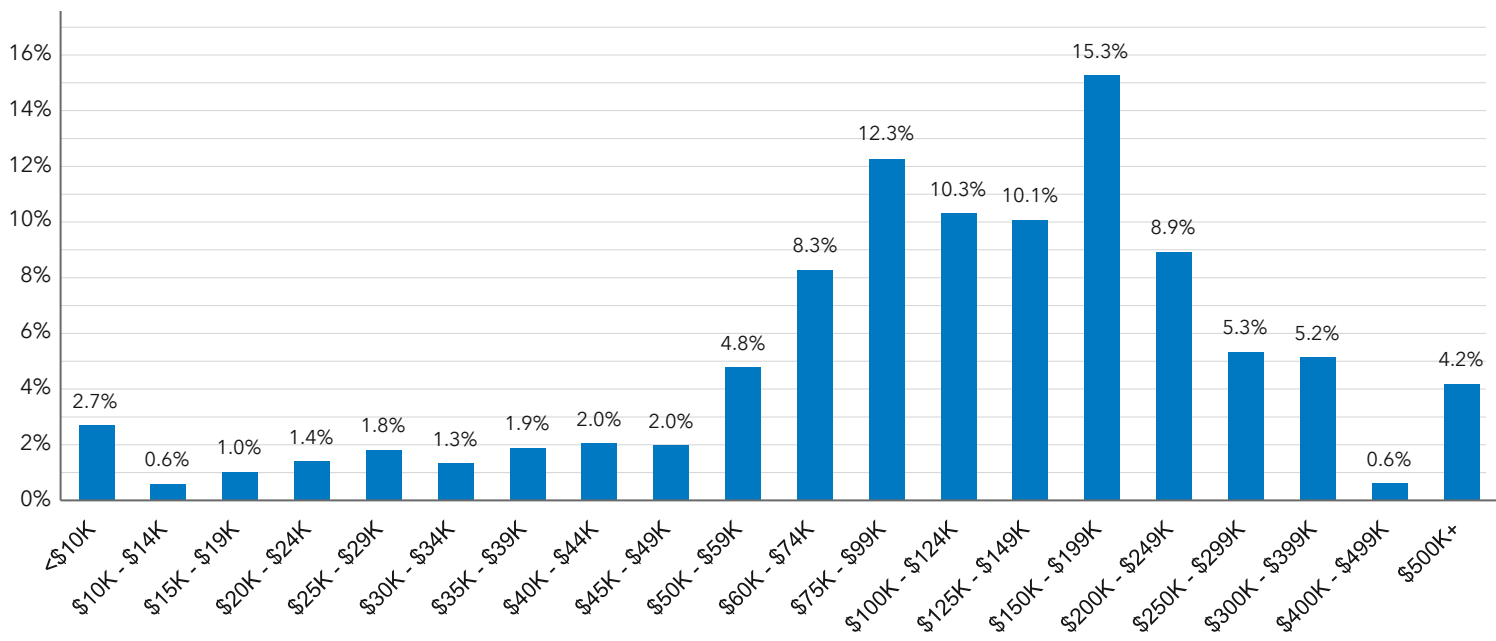
## Population by Age



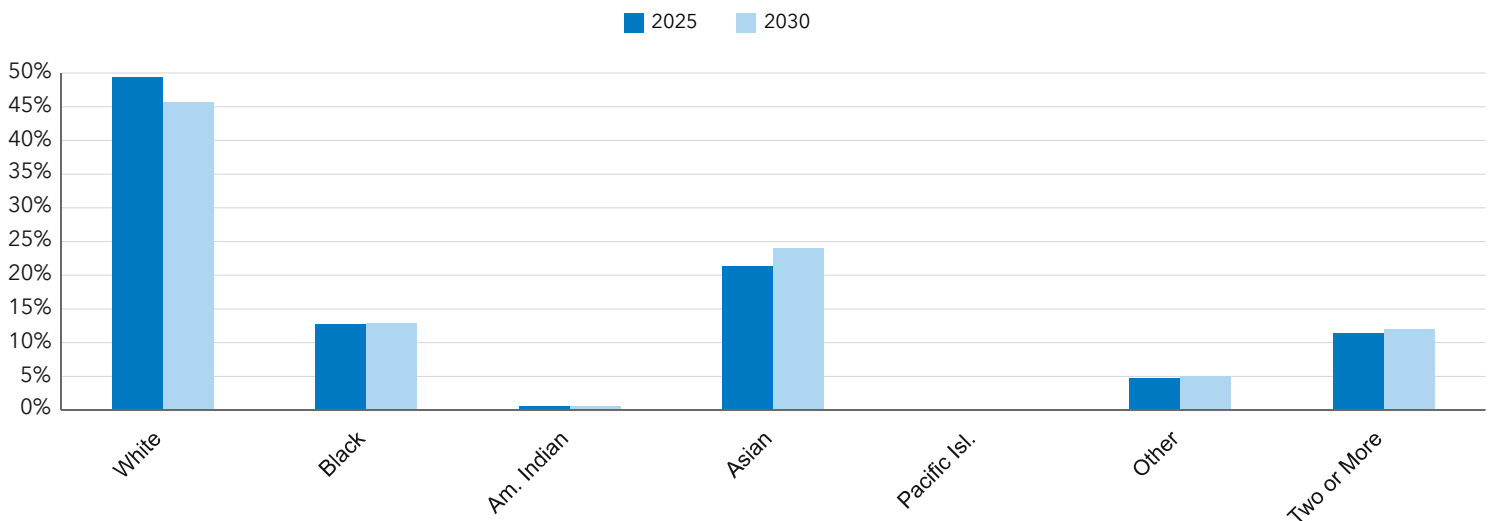
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

1216 E Bethany Dr, Allen, Texas, 75002



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	214,176	223,898	233,542
Total Households	73,135	79,058	84,128
Family Households	56,616	59,014	61,972
Average Household Size	2.92	2.82	2.77
Owner Occupied Housing Units	49,999	52,789	55,125
Renter Occupied Housing Units	23,136	26,269	29,003
Median Age	37.5	38.3	38.8

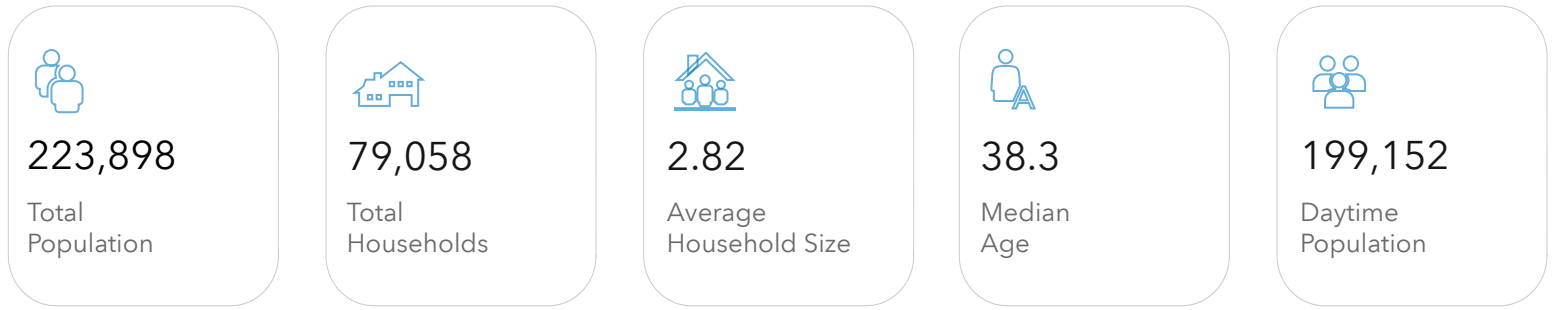
Trends 2025 - 2030	Area	State	National
Population	0.8%	1.1%	0.4%
Households	1.3%	1.4%	0.6%
Family Population	1.0%	1.3%	0.5%
Owner Occupied Housing Units	0.9%	1.8%	0.0%
Median Household Income	2.2%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	11,934	5.6%	12,093	5.4%	12,581	5.4%
5-9	14,821	6.9%	13,763	6.2%	13,245	5.7%
10-14	17,874	8.3%	15,549	6.9%	14,922	6.4%
15-19	17,802	8.3%	16,430	7.3%	14,962	6.4%
20-24	12,929	6.0%	15,369	6.9%	14,882	6.4%
25-29	11,569	5.4%	15,721	7.0%	17,931	7.7%
30-34	12,666	5.9%	13,833	6.2%	16,942	7.3%
35-39	14,743	6.9%	13,976	6.2%	14,958	6.4%
40-44	15,795	7.4%	15,810	7.1%	15,277	6.5%
45-49	17,318	8.1%	15,788	7.0%	16,395	7.0%
50-54	15,705	7.3%	17,021	7.6%	15,960	6.8%
55-59	14,569	6.8%	14,770	6.6%	15,846	6.8%
60-64	11,432	5.3%	13,249	5.9%	13,267	5.7%
65-69	8,505	4.0%	10,373	4.6%	11,774	5.0%
70-74	6,945	3.2%	7,674	3.4%	9,203	3.9%
75-79	4,710	2.2%	6,012	2.7%	6,878	3.0%
80-84	2,726	1.3%	3,782	1.7%	4,849	2.1%
Age 85+	2,132	1.0%	2,684	1.2%	3,668	1.6%

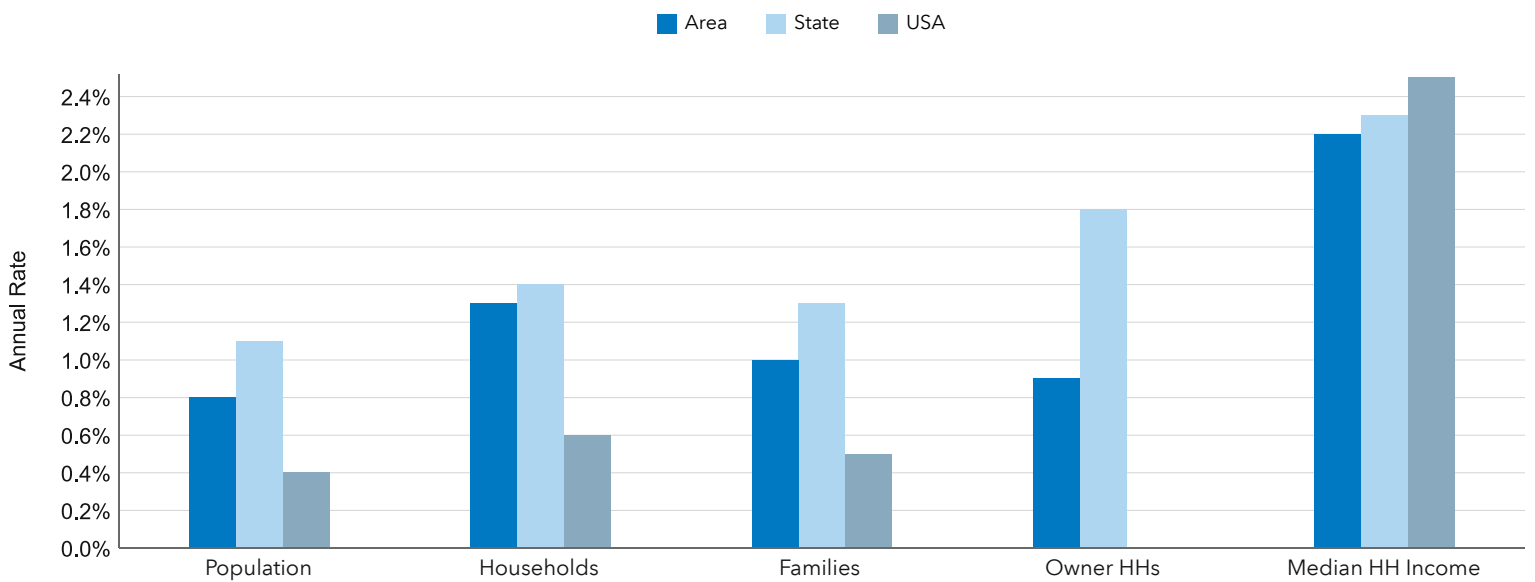
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	2,541	3.2%	2,305	2.7%
\$10,000-14,999	813	1.0%	698	0.8%
\$15,000-19,999	849	1.1%	669	0.8%
\$20,000-24,999	1,371	1.7%	1,152	1.4%
\$25,000-29,999	1,334	1.7%	1,106	1.3%
\$30,000-34,999	1,164	1.5%	1,047	1.2%
\$35,000-39,999	1,453	1.8%	1,305	1.6%
\$40,000-44,999	1,683	2.1%	1,527	1.8%
\$45,000-49,999	1,611	2.0%	1,431	1.7%
\$50,000-59,999	3,475	4.4%	3,273	3.9%
\$60,000-74,999	5,860	7.4%	5,635	6.7%
\$75000-99999	10,045	12.7%	9,948	11.8%
\$100,000-124,999	7,808	9.9%	8,143	9.7%
\$125,000-149,999	6,721	8.5%	7,121	8.5%
\$150000-199999	10,897	13.8%	12,140	14.4%
\$200,000-249,999	8,676	11.0%	10,715	12.7%
\$250,000-299,999	4,894	6.2%	6,264	7.5%
\$300,000-399,999	4,512	5.7%	5,864	7.0%
\$400,000-499,999	511	0.7%	464	0.6%
\$500,000+	2,840	3.6%	3,323	4.0%
Median Household Income	\$123,152	-	\$137,337	-
Average Household Income	\$158,419	-	\$172,046	-
Per Capita Income	\$55,867	-	\$61,847	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	111,581	52.1%	103,918	46.4%	99,816	42.7%
Black Alone	22,063	10.3%	24,950	11.1%	26,167	11.2%
American Indian	1,514	0.7%	1,394	0.6%	1,375	0.6%
Asian Alone	39,173	18.3%	52,000	23.2%	61,842	26.5%
Pacific Islander	113	0.1%	119	0.1%	125	0.1%
Some Other Race	14,692	6.9%	14,971	6.7%	15,776	6.8%
Two or More Races	25,039	11.7%	26,546	11.9%	28,440	12.2%
Hispanic (Any Race)	38,306	17.9%	39,356	17.6%	41,945	18.0%

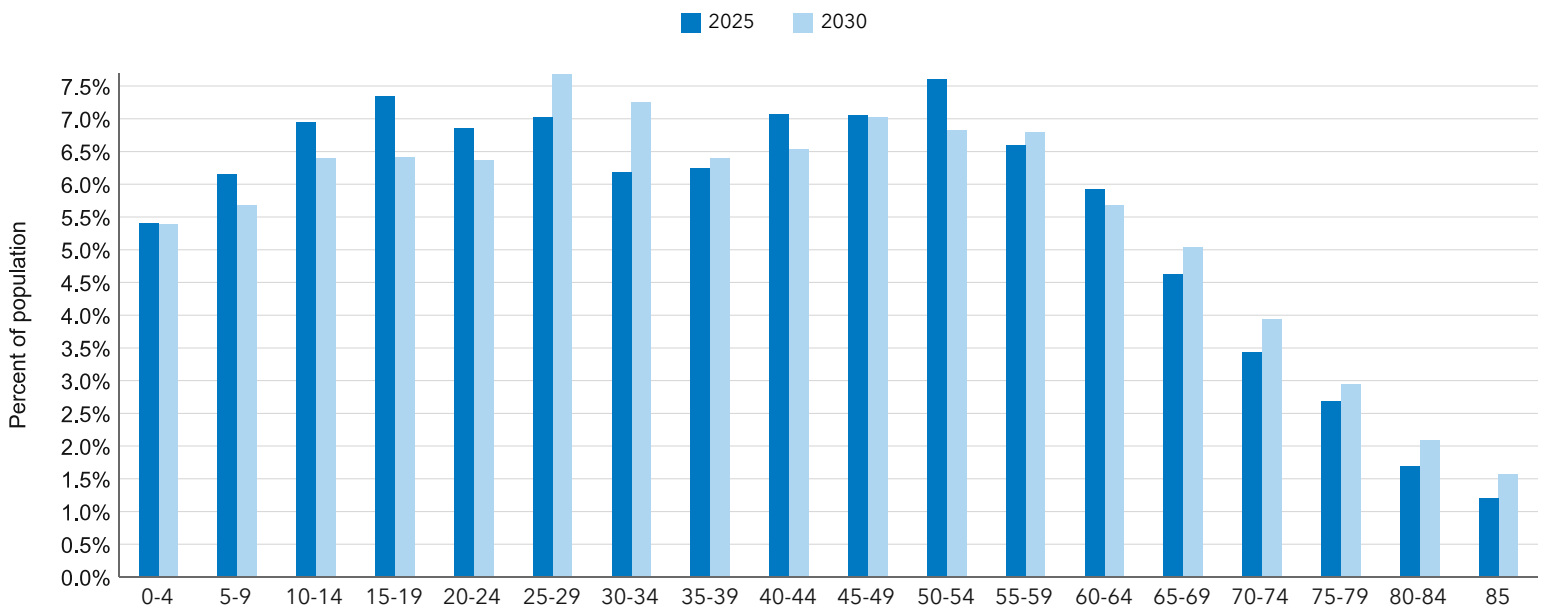
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



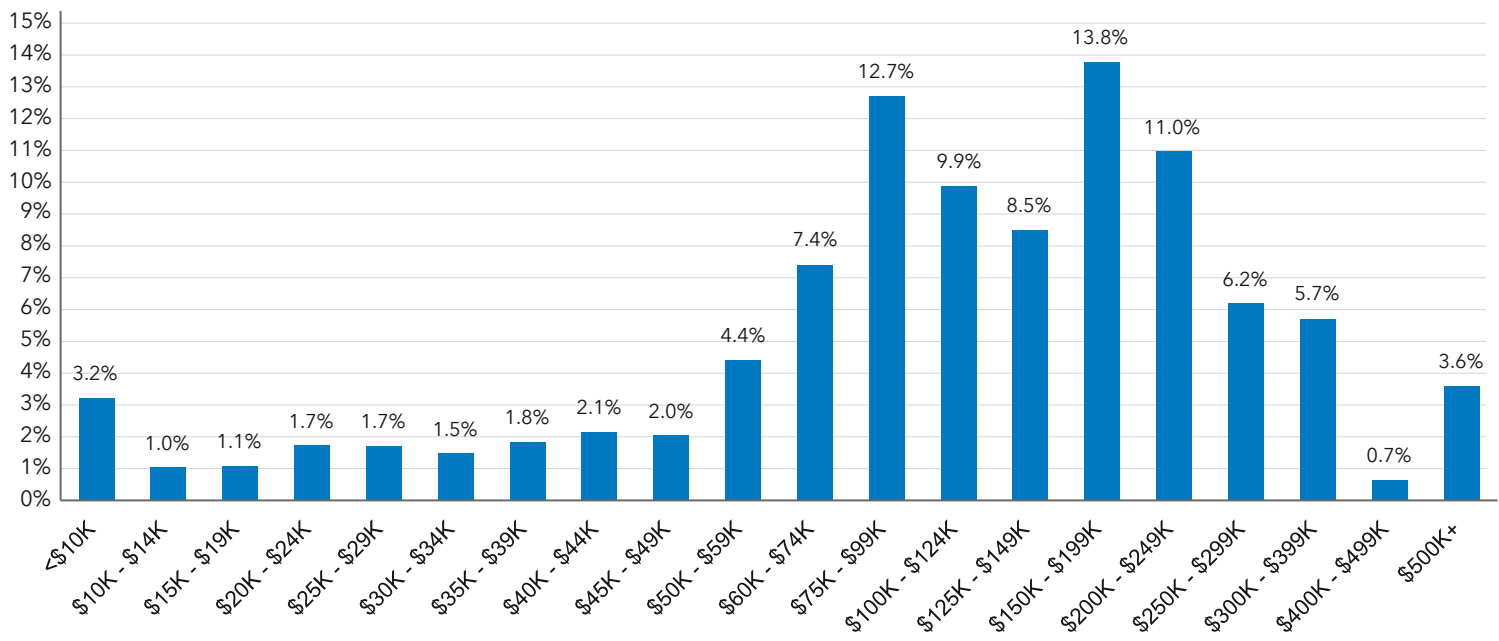
## Population by Age



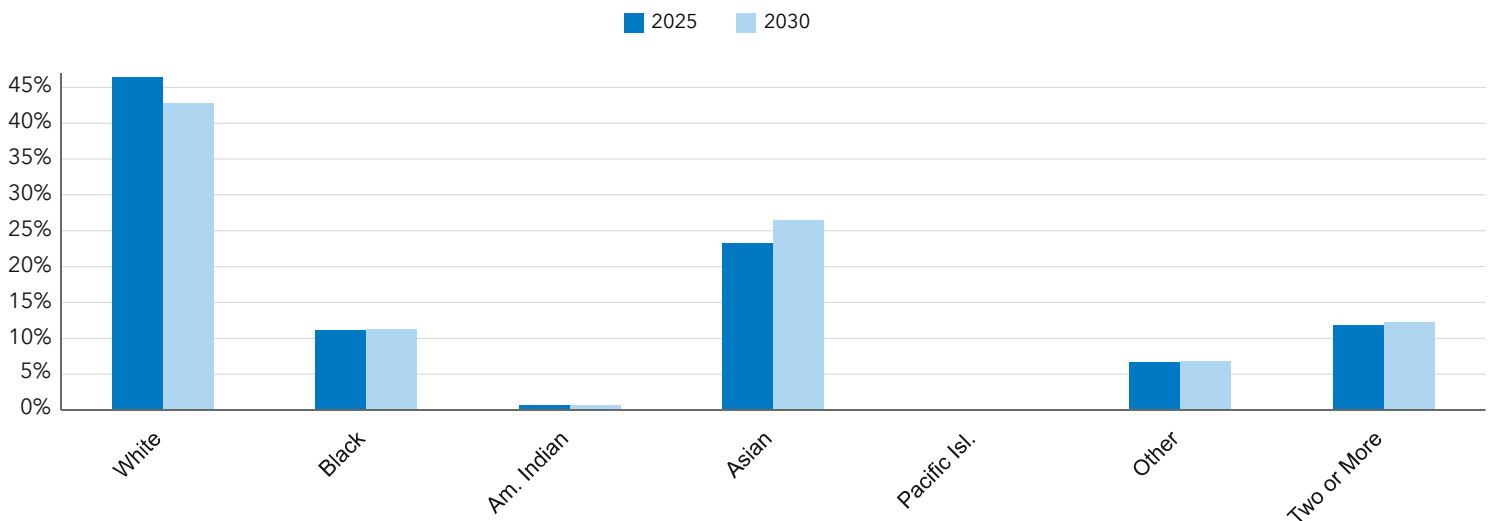
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Crest Real Estate Advisors LLC</b>	<b>9006236</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1